



Board Minutes of the Board of Directors Meeting on November 21, 2024

PRESENT: Denise DeMartini, President, Andrew Bunch, Vice President, Nancy Henderson, Secretary, Vici Simmons, Treasurer,

ABSENT: Gregg Wilson, Director Out of State

Call to order at 6 pm

Flag Salute

Denise reminded the members in the audience of the Board Meeting Norms:

- *The sole purpose of this Board meeting is for members to witness Board business being conducted.*
- *Only Copper Cove Members may attend these meetings.*
- *Board Members will not engage in conversations or questions during the meeting. Members may comment only during the open forum session at the beginning of the meeting.*
- *Open Forum: Comments will be held to a 5-minute maximum. The Board will not engage in conversations but may ask clarifying questions. In order to complete our HOA business within a reasonable time frame there will not be an open forum at the end of the meeting.*
- *Friendly Reminder: Audio/video recording of this meeting is prohibited. Per Davis Sterling: Attendees may not record meetings without the Board's permission.*

EXECUTIVE MEETING WAS HELD ON: November 21, 2024

Agenda items: Hearings, Violations, Personnel

OPEN FORUM Maximum 5 minutes per member:

Lot #: 659 Member questioned draft ACC that member gave to Denise last month (

Denise stated ACC is on the agenda). Member questioned re financials (Denise reminded member that the Board is not addressing questions). Requested a hard copy of September financials which were unavailable. Questioned why delinquent accounts received on the Portal are eliminated from the financials. Member questioned account 5505, Replacement Provision, regarding the month-to-month reserves. Had multiple questions/issues re financials. Questioned CID accounting. Denise stated member time was up.

Lot #0671 Member clarified minutes from last meeting regarding the 28-day review rules for ACC Handbook (not P&E Trails). Member suggested getting rid of rules just use the county rules (ACC).

APPROVAL OF PRIOR MINUTES:

Nancy motioned to approve the October 24, 2024 Board Meeting Minutes

Vici seconded the motion

Further Discussion: none

Approved: 4 yes 0 nay 0 abstention

Motion Carried

Andrew motioned to approve the October 24, 2024, Executive Board Meeting Minutes

Vici seconded the motion

Further Discussion: none

Approved: 4 yes 0 nay 0 abstention

Motion Carried



COPPER COVE ASSOCIATION

FINANCIAL REVIEW:

OCTOBER 2024 TREASURER REPORT FOR NOVEMBER 2024 MEETING

Operating Account Umpqua Bank (Checking) Beginning

Balance: **\$199,411.17**

Ending Balance: **\$165,903.22**

Debits: \$37,747.31

Credits: \$4,239.36

Reserve Account Umpqua Bank (Reserve) Beginning

Balance: **\$37,579.38**

Ending Balance: **\$37,580.02**

Debits: \$0.00

Credits: \$0.62

Reserve Account Mechanics Bank BUSINESS INVESTMENT MONEY MARKET (No monthly statement)

Beginning Balance: **\$53,121.95**

Ending Balance: **53,121.95**

Debits: \$0.00

Credits: \$0.00

Reserve Account PNC Bank BUSINESS PREMIUM MONEY MARKET

Beginning Balance: **\$266,918.31**

Ending Balance: **\$267,694.14**

Debits: \$3.00

Credits: \$778.83

Reserve Account PNC Bank Savings Account

Beginning Balance: **\$377.00**

Ending Balance: **\$362.00**

Debits: \$15.00

Credits: \$0.00

Reserve Account PNC Investments Security Annuity (No monthly statement)

Beginning Balance: **\$144,491.04**

Ending Balance: **\$144,491.04**

Debits: \$0.00

Credits: \$0.00

ANDREW motioned to approve the October 2024 Financials

Vici seconded the motion

Further Discussion: none

Approved: 4 yes 0 nay 0 abstention

Motion Carried



COPPER COVE ASSOCIATION

DIRECTOR'S REPORTS:

Denise: The contract with CID has been incorrectly reported and approved for \$23,232 annually, but the correct amount is \$27,996, with a difference of \$4,764 annually. The board is aware of the error. We have been advised that we do not need to do anything further except report this discrepancy at this meeting.

Andrew: Financials make sure we're not getting charged for paper copy. Went over bank accounts.

Vici: Vici reported that the financial report for 2025 is in the process of being mailed out and all members will receive their copy by the end of November.

Nancy: Mardi Gras: Would members like to see this event next year.

MANAGER'S REPORT:

The irrigation project will begin on December 2nd. It is estimated to take 6-8 weeks to complete. Both maintenance workers will be working on this together. At this time the association will be hiring a Kiva employee to do the daily maintenance of keeping the hall clean and stocked along with some outside work. This is a part time position until the irrigation project is completed.

OLD BUSINESS:

Roof:

TJ MEC Construction: \$16,100 (5-year warranty)

Acker Roofing: \$21,670.76 (5-year workmanship warranty and 10-year manufacture warranty)

No Shake Roofing: \$31,000 (20-year renewable warranty)

T.A. Krause Metal Roof: \$23,529 (20-year warranty)

MAINTENANCE BUILDING/OUTSIDE RESTROOM/PUMP SHED:

TJ MEC Construction: \$8500 (10-year workmanship warranty and lifetime warranty on shingles)

COMBINED COST \$24,600

Acker Roofing: \$12,157.79 (5-year workmanship warranty and a 25-warranty manufacture warranty)

COMBINED COST \$33,828.55

New Shake Roofing: \$12,000 (10-year workmanship warranty and 50-year manufacture warranty)

COMBINED COST \$43,000

T.A. Krause: \$10,500 (Shingles have a lifetime warranty and a 5-year workmanship warranty)

COMBINED COST \$34,029

Andrew motioned to approve the contract for TA Krause reserves

Denise seconded the motion

Further Discussion: none

Approved: 4 yes 0 nay 0 abstention

Motion Carried



COPPER COVE ASSOCIATION

NEW BUSINESS:

Christmas Cookie Exchange 801 second year open to all CCA Dec 16th 1

Lot 0801: Member would like to host a Christmas Cookie Exchange on Monday, December 16 @ 1:00 PM. The hall is available at 1:00 PM

Denise motioned to approve the use of the hall on December 16th at 1:00 PM for the 2nd annual Christmas Cookie Exchange

Vici seconded the motion

Further Discussion: none

Approved: 4 yes 0 nay 0 abstention

Motion Carried

Architectural Committee: The Board would like to create a committee to meet to create an Architectural Policy. They feel that one meeting would be sufficient to edit the draft policy that a prior Board member created. Possible dates: 1/8 or 1/10 Sheldon and Kevin and possibly Jamie, along with Vici and Denise 1/8 was agreed upon.

Reserve Account: The Board discussed how the reserves would be deposited into the reserve account for 2025. (either monthly or one deposit at the end of the year)

Andrew motioned to make a monthly deposit

Vici seconded the motion

Further Discussion: none

Approved: 4 yes 0 nay 0 abstention

Motion Carried

ARCHITECTURAL REVIEW: None

ADJOURNED: 6:34 pm

NEXT MEETING: Thursday, January 23, 2025 @ 6:00 PM

Secretary Signature: _____